

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Pierce County

State: WA

PJ's Total HOME Allocation Received: \$24,989,549

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State:	14			
% of Funds Committed	95.80 %	91.66 %	2	91.92 %	84		81
% of Funds Disbursed	87.58 %	86.54 %	3	82.65 %	70		67
Leveraging Ratio for Rental Activities	2.52	7.13	12	4.67	27		32
% of Completed Rental Disbursements to All Rental Commitments***	86.55 %	94.74 %	11	81.09 %	32		32
% of Completed CHDO Disbursements to All CHDO Reservations***	74.36 %	81.36 %	9	68.72 %	53		53
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.27 %	93.25 %	11	79.93 %	64		58
% of 0-30% AMI Renters to All Renters***	53.59 %	62.70 %	11	44.94 %	71		67
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.69 %	99.05 %	12	94.87 %	49		49
Overall Ranking:			In State:	11 / 14	Nationally:	61	61
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$50,254	\$25,149		\$25,717	153	Units	14.30 %
Homebuyer Unit	\$17,495	\$19,814		\$14,669	407	Units	37.90 %
Homeowner-Rehab Unit	\$23,334	\$20,352		\$20,391	513	Units	47.80 %
TBRA Unit	\$0	\$1,713		\$3,201	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pierce County WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$89,202	\$82,887	\$54,205
State:*	\$115,696	\$109,776	\$25,257
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	67.5	79.7	89.1	0.0	Single/Non-Elderly:	18.5	21.5	15.6	0.0
Black/African American:	12.6	5.9	4.9	0.0	Elderly:	18.5	2.2	34.5	0.0
Asian:	5.3	1.0	1.0	0.0	Related/Single Parent:	36.4	28.2	16.6	0.0
American Indian/Alaska Native:	3.3	2.5	0.8	0.0	Related/Two Parent:	14.6	41.6	22.6	0.0
Native Hawaiian/Pacific Islander:	0.0	1.0	0.2	0.0	Other:	11.9	6.4	10.7	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.2	0.0	0.0					
Asian/Pacific Islander:	6.0	2.0	2.1	0.0					
ETHNICITY:									
Hispanic	5.3	7.7	1.9	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	30.5	19.6	37.8	0.0	Section 8:	37.7	1.5 [#]		
2 Persons:	27.2	17.8	23.8	0.0	HOME TBRA:	0.0			
3 Persons:	23.2	18.6	15.0	0.0	Other:	11.9			
4 Persons:	6.0	22.5	10.3	0.0	No Assistance:	50.3			
5 Persons:	9.3	12.6	7.2	0.0					
6 Persons:	2.6	5.4	3.7	0.0					
7 Persons:	1.3	1.0	0.8	0.0					
8 or more Persons:	0.0	2.5	1.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			11	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pierce County

State: WA

Group Rank: 61
(Percentile)

State Rank: 11 / 14 PJs

Overall Rank: 61
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	86.55	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	74.36	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.27	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	98.69	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.14	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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